

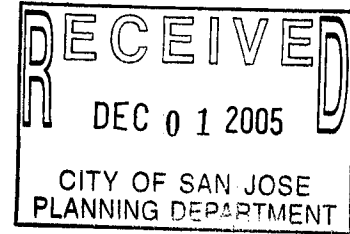


SANTA CLARA COUNTY

Airport Land Use Commission

County Government Center, 70 W. Hedding Street, East Wing, 7th Fl., San Jose, CA 95110
(408) 299-5798 FAX (408) 288-9198

November 28, 2005



John Baty, Project Planner
City of San Jose
Department of Planning, Building and Code Enforcement
200 East Santa Clara Street, Tower 3
San Jose, CA 95113

Re: City of San Jose No. GP05-08-01A
General Plan Amendment request to change the Land Use/Transportation Diagram designation from Public/Quasi Public, Medium Low Density Residential, Office, Industrial Park, and Public Park/Open Space to Mixed Use with no Underlying Land Use Designation on an 81-acre site on the south side of Quimby Road approximately 1,000 feet west of Capitol Expressway.

City of San Jose No. PDC05-050
Planned Development Rezoning from R1-8 Residence and CO-Commercial Office Zoning Districts to A(PD) Planned Development Zoning District to allow up to 1,875 residential units and up to 100,000 square feet of commercial uses on a 80.6 gross acre site (Evergreen Visioning Project: Arcadia.)

Dear John:

Thank you for the City of San Jose's referral of the above-referenced project. The proposal required review by the Santa Clara County Airport Land Use Commission (ALUC) because the project site is located within the referral boundary for San Jose International Airport, and the project involves a general plan amendment and rezoning.

The ALUC reviewed the project at its regular business meeting on November 16, 2005 and found it to be consistent with ALUC policies, as defined in the *Land Use Plan for Area Surrounding Santa Clara County Airports*, with the following condition:

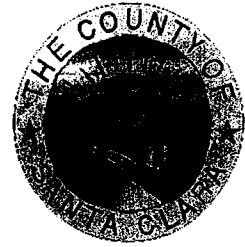
1. Property owner(s) grant an avigation easement for APNs 670-25-027, 670-29-002, 670-29-017, 670-29-020, 670-20-071, 670-24-013, and 670-24-045 to the County of Santa Clara for Reid-Hillview Airport in accordance with Policy G-3.

Please be advised that the ALUC charges a fee for the review of referred projects. If you have not already paid the fee, please remit payment of \$805.00 for Major Project review to the County of Santa Clara at the above address within 30 days of the date of this letter. The ALUC file number is 8969-05R-09. If you have any questions, please do not hesitate to contact me at (408) 299-5798.

Sincerely,

Dana Peak, ALUC Staff Coordinator
Attachments

County of Santa Clara
Airport Land Use Commission



County Government Center – 70 West Hedding Street
San Jose, California 95110. Phone (408) 299-5001. Fax (408) 298-8460

DATE: November 16, 2005

TIME: 6:00 pm

PLACE: Room 157

AGENDA

In compliance with the Americans with Disabilities Act, those requiring accommodations in this meeting should notify the Clerk of the Board's Office 24 hours prior to the meeting at (408) 299-5001, or TDD (408) 993-8272.

Regular meeting

1. Call to order/Roll Call.
2. Public Presentations: This portion of the meeting is reserved for persons desiring to address the Commission on any matter not on this agenda. Speakers are limited to two minutes. The law does not permit Commission action or extended discussion on any item not on the agenda except under special circumstances. Statements that require a response may be placed on the agenda for the next regular meeting of the Commission.
3. Approve September 28, 2005 minutes.
4. Consider General Plan Amendment to change the Land Use/Transportation Diagram designation from Public/Quasi Public, Medium Low Density Residential, Office, Industrial Park, and Public Park/Open Space to Mixed Use with no Underlying Land Use Designation on an 81-acre site on the south side of Quimby Road approximately 1,000 feet west of Capitol Expressway (City of San Jose File No. GP05-08-01A)

Planned Development Rezoning from R1-8 Residence and CO – Commercial Office Zoning Districts to A(PD) Planned Development Zoning District to allow up to 1,875 residential units and up to 100,000 square feet of commercial uses on a 80.6 gross acre site (City of San Jose File No. PDC05-050, Evergreen Visioning Project – Arcadia)

Possible Action:

Find the proposed project consistent with ALUC policies, as defined in the Land Use Plan for Areas Surrounding Santa Clara County Airports, with the following condition:

Property owner grant an avigation easement for APNs 670-25-027, 670-29-002, 670-29-017, 670-29-020, 670-20-071, 670-24-013, and 670-24-045 to the County of Santa Clara for Reid-Hillview Airport in accordance with Policy G-3.

5. Consider proposed override by the City of Santa Clara regarding ALUC action on September 28, 2005 finding the proposed project to construct 27 detached small lot residences located at 4767 Lafayette Street (City of Santa Clara File No. PLN2005-04924 and CEQ2005-01027) inconsistent with ALUC policies.

Possible Action:

Forward any comments on the proposed override to the City of Santa Clara.

6. Accept summary report.
7. Accept verbal staff reports.
 - a. Cary Greene, Airport Planner, San Jose International Airport.
 - b. Carl Honaker, Director of County Airports.
8. Accept correspondence.
9. Announcements
10. Adjourn to a Special Meeting to be determined and subsequently to the next regular meeting scheduled on January 25, 2006 at 6:00 p.m. in Room 157, County Government Center, 70 West Hedding Street, San Jose.

County of Santa Clara
Department of Planning and Development
Planning Office




ALUC01 111605

Prepared by: Dana Peak
Special Programs/Program
Manager

Reviewed by: Michael Lopez
Interim Planning Director

DATE: November 16, 2005

TO: Airport Land Use Commission

FROM: 
Michael Lopez
Interim Planning Director

SUBJECT: Consider General Plan Amendment to change the Land Use/Transportation Diagram designation from Public/Quasi Public, Medium Low Density Residential, Office, Industrial Park, and Public Park/Open Space to Mixed Use with no Underlying Land Use Designation on an 81-acre site on the south side of Quimby Road approximately 1,000 feet west of Capitol Expressway (City of San Jose File No. GP05-08-01A)

Consider Planned Development Rezoning from R1-8 Residence and CO Commercial Office Zoning Districts to A(PD) Planned Development Zoning District to allow up to 1,875 residential units and up to 100,000 square feet of commercial uses on a 80.6 gross acre site (City of San Jose File No. PDC05-050, Evergreen Visioning Project / Arcadia)

RECOMMENDED ACTION

Find the proposed project consistent with ALUC policies, as defined in the Land Use Plan for Areas Surrounding Santa Clara County Airports, with the following condition:

1. Property owner grant an aviation easement for APNs 670-25-027, 670-29-002, 670-29-017, 670-29-020, 670-20-071, 670-24-013, and 670-24-045 to the County of Santa Clara for Reid-Hillview Airport in accordance with Policy G-3.

REASONS FOR RECOMMENDATION

Safety Policies

Approximately 12 acres of the northern portion of the project site is located within the Reid-Hillview Airport South Safety Area, Area II. According to Land Use Plan for Areas Surrounding Santa Clara County Airports Policy S-1, only non-residential uses, such as agriculture (or its equivalent), recreational parks, storage of seasonal equipment, parking of automobiles, single-story warehousing, or municipal activities (such as sewage treatment plants) are permitted in the outer portion of the South Safety Area. In addition, Policy S-2, or the "10/25 rule," states that the outer portion of the safety area limits the presence of persons to no more than ten (10) persons on an annual average and no more than 25 persons at any one time on each net acre. For example, no more than 10 employees can be located on any net acre at one time, with provision for up to 25 people (allowing for customers and deliveries) in the building on a temporary basis.

The Arcadia project proposes the construction of a 15-acre public park. The majority of this park will be located in the outer portion of the Reid-Hillview Airport South Safety Area. The proposed park would include a new community/youth center, swimming pools, and an adults sports complex with softball and soccer fields. The community center (approximately 40,000 square feet) and two outdoor swimming pools are proposed to be located on the southern portion of the park. The outdoor adult sports complex (including two softball fields and two soccer fields) would be located on the north portion of the park, along with restrooms and concessions. Parking for a minimum of 235 vehicles (2 parking lots) is also planned. According to Land Use Plan for Areas Surrounding Santa Clara County Airports Policy S-1, the proposed recreational use of the subject 15-acres of the proposed project is consistent with

land use permitted in the Reid–Hillview outer safety area.

The City of San Jose anticipates that an average of 30 people may attend each of the games being played at the four (4) sports fields. If games were played simultaneously on all four fields, approximately 120 people (on average) would be present on this northern portion of the park. If this analysis is accurate, the estimate of the number of people "temporarily" present on the approximately 12 acres located in the safety area appears to be consistent with ALUC Policy S–2.

As part of the construction of the outdoor playing fields, the project proposes the installation of lighting for night–time activity. While the Land Use Plan for Areas Surrounding Santa Clara County Airports does not directly address the potential impact of lighting on aviation safety, the City of San Jose has proposed mitigations measures to decrease potential hazard to pilot visibility in the final approach flight path (see Attachment 6, page 4.)

Height Restrcitions

The project site lies within a height–restricted area of 382 feet. The proposed project appears to be in the conceptual stage at this point in time. The City of San Jose is evaluating six (6) development scenarios for the proposed project. These six (6) scenarios (see Attachment 6) would allow both residential and commercial uses. The number of residential dwelling units that are proposed for construction ranges from 217 units (Scenario 1) to 2,025 units (Scenario 4). Up to 300,000 square feet of commercial uses are proposed for construction on the subject property according to all scenarios, except Scenario 1. The proposed residences and commercial uses would be contained in buildings with up to six (6) stories high or approximately 90 feet. The elevation of the project site is approximately 140 feet mean sea level. The maximum height of the developed site is estimated to be 230 feet above mean sea level; therefore, the proposed project will not impact the Federal Aviation Administration's (FAA) surface height limitation (382 feet) at the project site. While a portion of the project site is located within the Reid–Hillview South Safety Area, the proposed development of a public park (only structures in safety area will be restrooms and concessions) will also not impact the FAA's surface height limitation for this portion of the property.

Noise Policies

The project site is located outside the Reid–Hillview 60 and 65 CNEL Contours. According to

Table 2: Land Use Compatibility Chart for Aircraft Noise in the Vicinity of County General Aviation Airports, residential, commercial and recreational uses are considered "satisfactory in areas with CNEL values less than 60dBA. Therefore, the proposed project is consistent with ALUC noise policies.

BACKGROUND

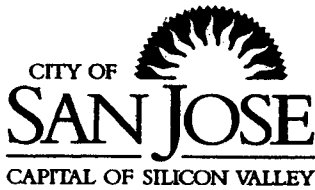
The project site, known as the Arcadia Property, is an 81-acre site located south of Eastridge Mall. The site is bounded by Quimby Road on the north, commercial uses and Capitol Expressway on the east, Meadowfair Park and LeyVa Middle School on the south, and single-family residences on the west. The site, which is currently vacant, is comprised of seven (7) parcels including APN 670-25-027, 670-29-002, 670-29-017, 670-29-020, 670-20-071, 670-24-013, and 670-24-045.

The subject property maintains five (5) land use designations (per the City of San Jose General Plan) including Public/Quasi-Public, Medium Low Density Residential, Office, Industrial Park, and Public Park/Open Space. The City of San Jose approved a Mixed Use Overlay in 1987 for the industrial, residential and offices areas of the subject property. The General Plan also designates the southeastern portion of the subject property as part of the Capitol Expressway Transit Oriented Development Corridor. The majority of the subject property is zoned R-1-8 (eight residential dwelling units per acres) with a 2-acre portion zoned Commercial Office.

ATTACHMENTS

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- Attachment 1: City of San Jose Referral PDC05-050 and GP05-08-01A
- Attachment 2: Aerial Photograph of Subject Property (2001)
- Attachment 3: Reid-Hillview Referral Boundary and Noise Contours
- Attachment 4: Reid-Hillview Height Restriction Boundary

- Attachment 5: Reid-Hillview South Safety Area
- Attachment 6: Proposed Development of the Arcadia Property – City of San Jose



Attachment 1

Department of Planning, Building and Code Enforcement

STEPHEN M. HAASE, AICP, DIRECTOR

May 17, 2005

Airport Land Use Commission
Attn: Dana Peak
70 W. Hedding St
San José, CA 95110

RE: City File No. PDC05-050

APNs: 670-20-071; 670-24-013, -045; 670-25-027; 670-29-002, -017, -020

The above reference project is a:

Planned Development Rezoning from R-1-8 Residence and CO-Commercial Office Zoning Districts to A(PD) Planned Development Zoning District to allow up to 1,875 residential units and up to 100,000 square feet of commercial uses on an 80.6 gross acre site (Evergreen Visioning Project: Arcadia)

located at the:

south side of Quimby Road approximately 1,000 feet westerly of Capitol Expressway

This project was filed with the City of San José and is currently being reviewed by the Department of Planning, Building and Code Enforcement Staff.

Please refer to the project using the file number above and submit your comments in writing by no later than 5/31/2005.

If you are unable to forward comments by this date, or if you need additional information or have any other questions, please contact me at (408) 277-8526 or at john.baty@sanjoseca.gov.

For general information about the Evergreen Visioning Project please visit our website at:
www.sanjoseca.gov/planning/evergreen

Thank you,

John W. Baty
Project Manager

May 18, 2005

Airport Land Use Commission
DANA PEAK
70 Hedding St
SAN JOSE, CA 95110

RE: City File No. GP05-08-01A

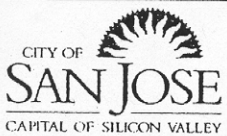
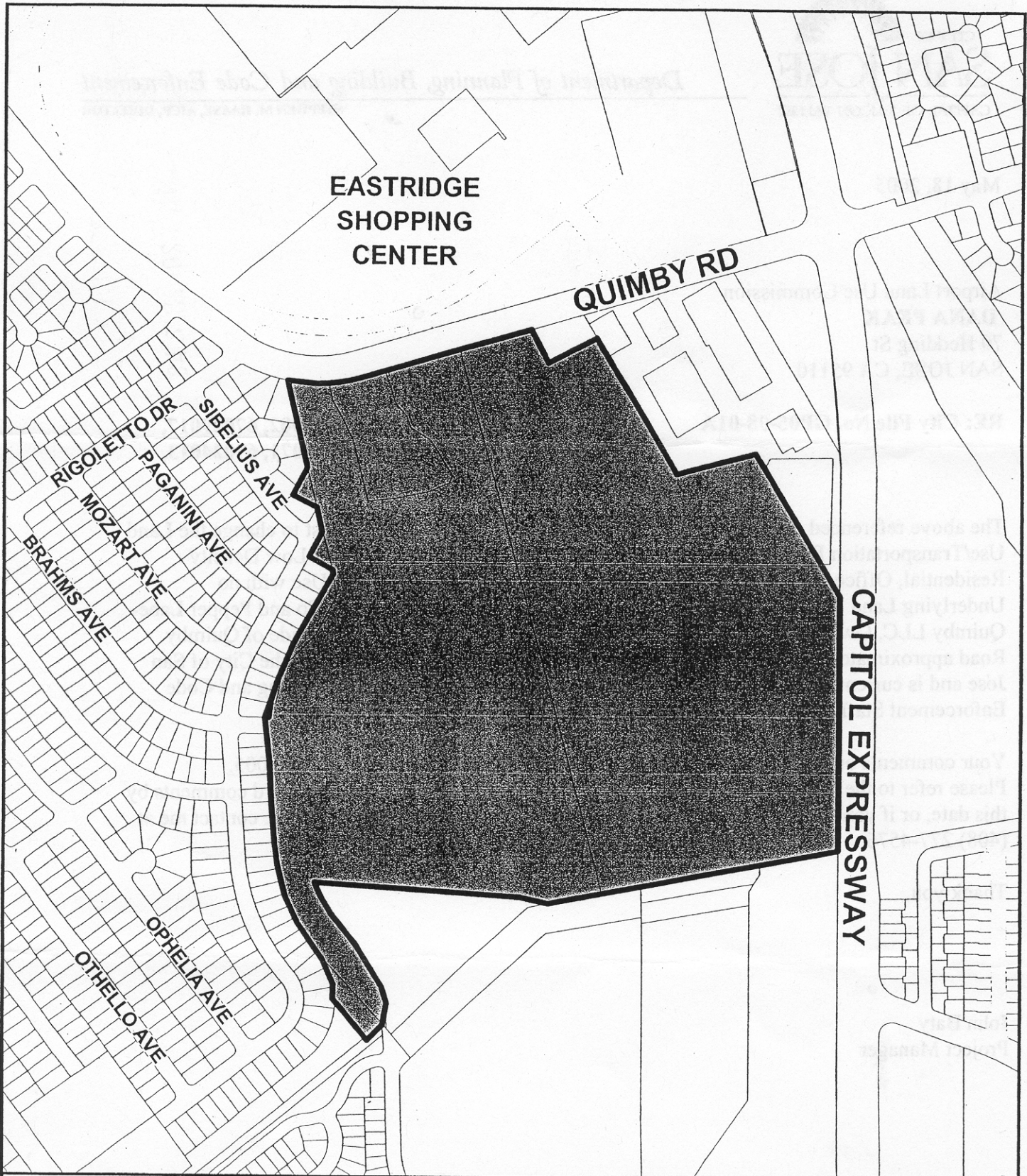
**APN(s): 67025027, 67029002, 67029017,
67029020, 67020071, 67024013,
67024045**

The above referenced project is a GENERAL PLAN AMENDMENT request to change the Land Use/Transportation Diagram designation from Public/Quasi Public, Medium Low Density Residential, Office, Industrial Park, and Public Park/Open Space to Mixed Use with no Underlying Land Use Designation on a 81-acre site (Arcadia Development Co and Pepper Lane-Quimby LLC, Owner / Arcadia Homes, Inc., Applicant), located at the south side of Quimby Road approximately 1,000 feet westerly of Capitol Expressway, was filed with the City of San Jose and is currently being reviewed by the Department of City Planning, Building and Code Enforcement Staff.

Your comments on this project must be submitted in writing no later than 06/01/2005. Please refer to the project using the file number above. If you are unable to forward comments by this date, or if you need additional information or have any other questions, please contact me at (408) 277-4576.

Thank you,

John Baty
Project Manager



**Department of Planning, Building
and Code Enforcement
Planning Services Division**

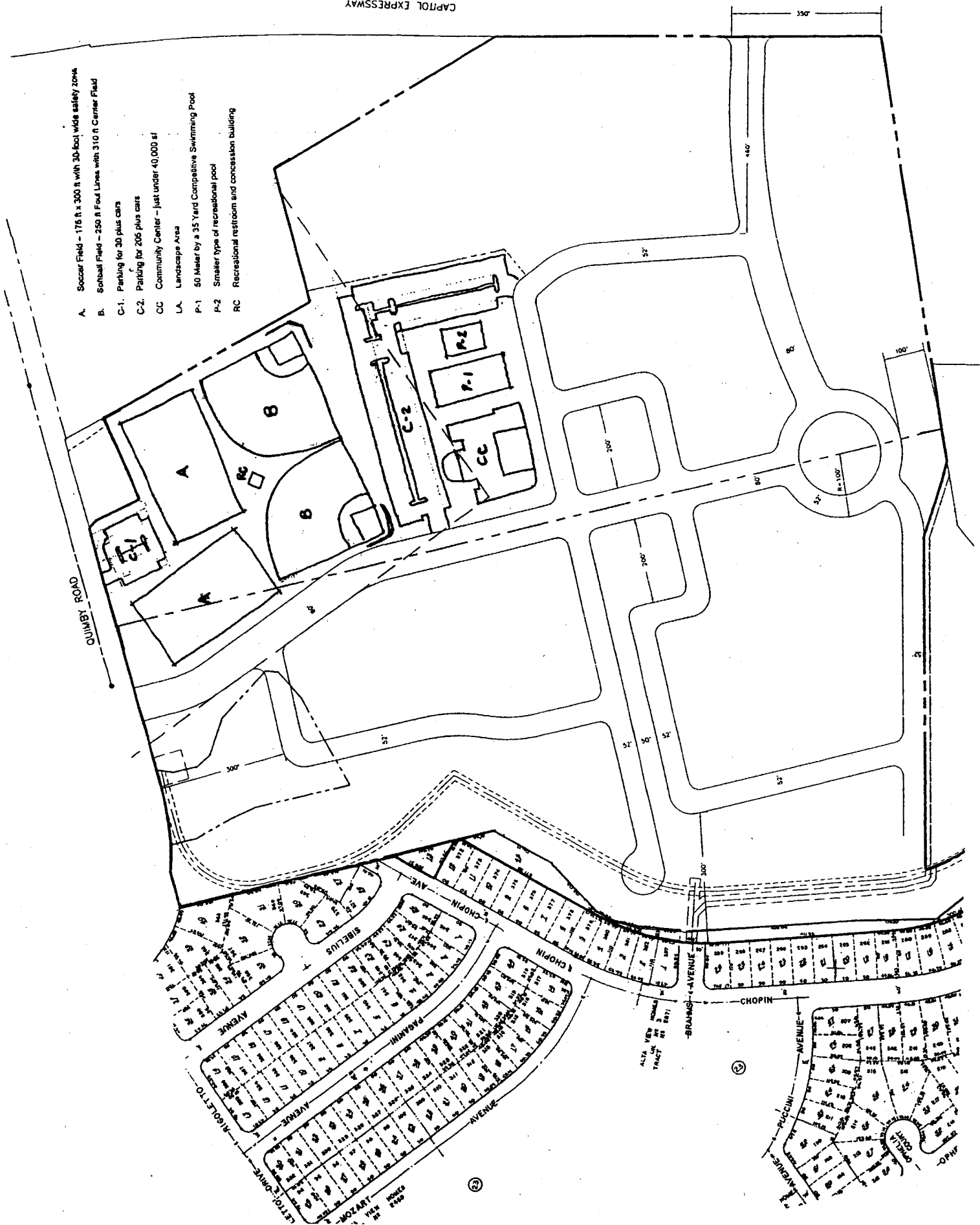


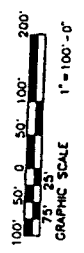
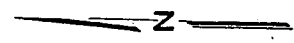
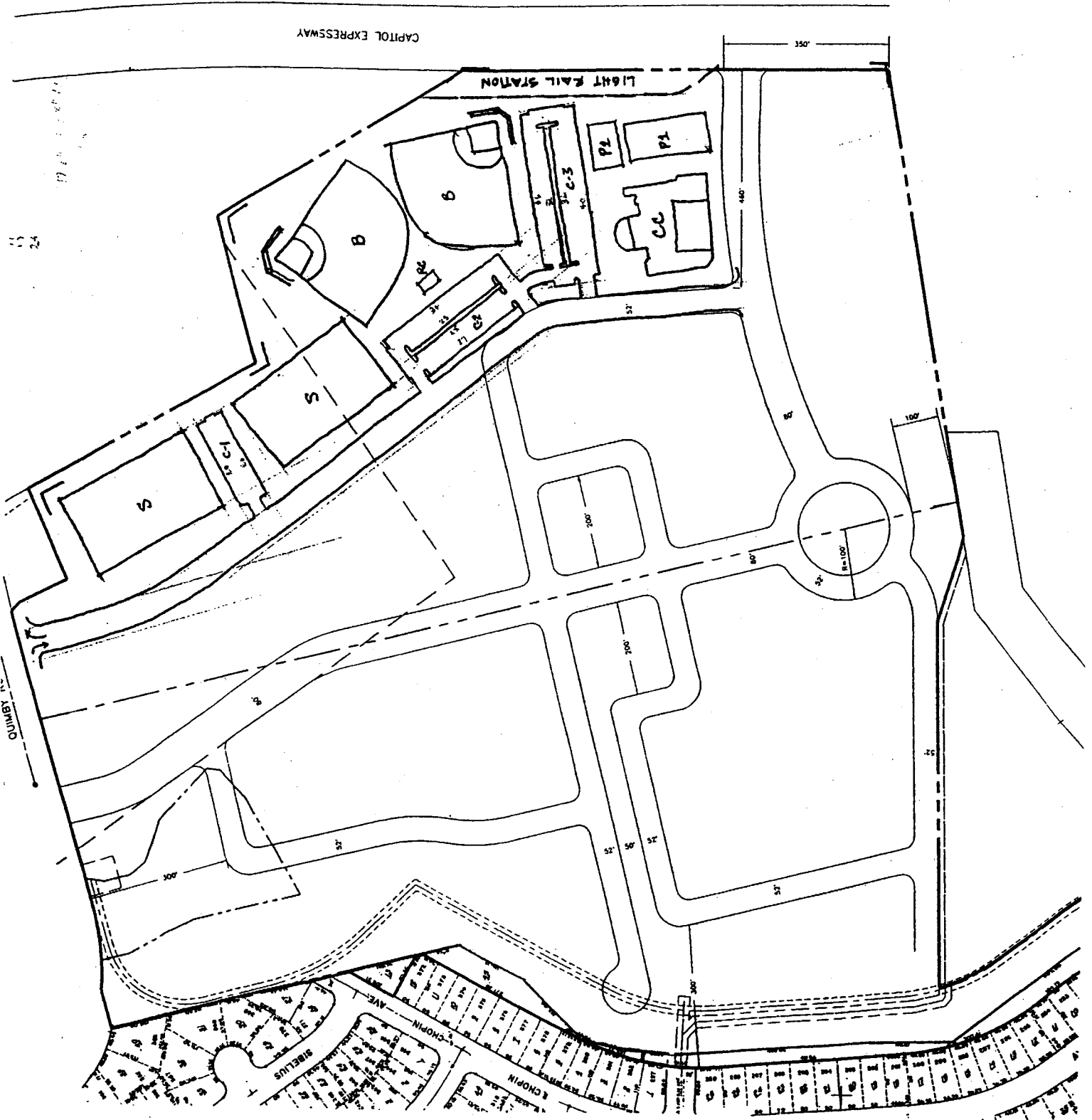
SITE

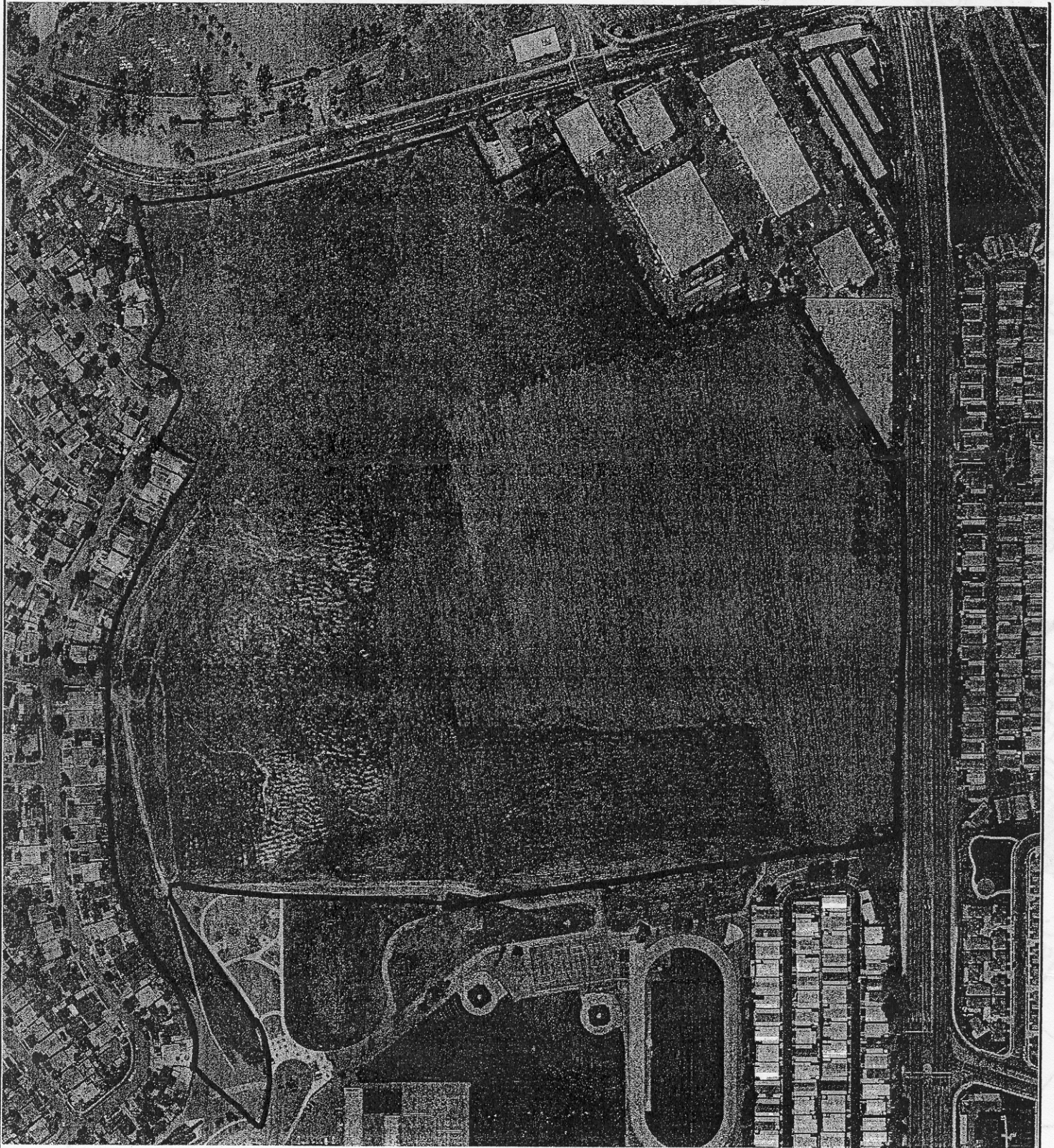


**Scale: 1" = 500'
Quad: 84**

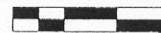
- A. Soccer Field - 115 ft x 300 ft with 30-foot wide safety zone
- B. Softball Field - 250 ft x 310 ft Center Field
- C-1. Parking for 30 plus cars
- C-2. Parking for 205 plus cars
- CC. Community Center - just under 40,000 sq ft
- LA. Landscape Area
- P-1. 50 Meter by a 35 Yard Competitive Swimming Pool
- P-2. Smaller type of recreational pool
- RC. Recreational restroom and concession building



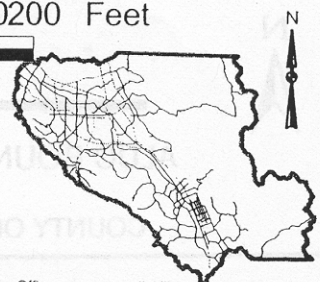


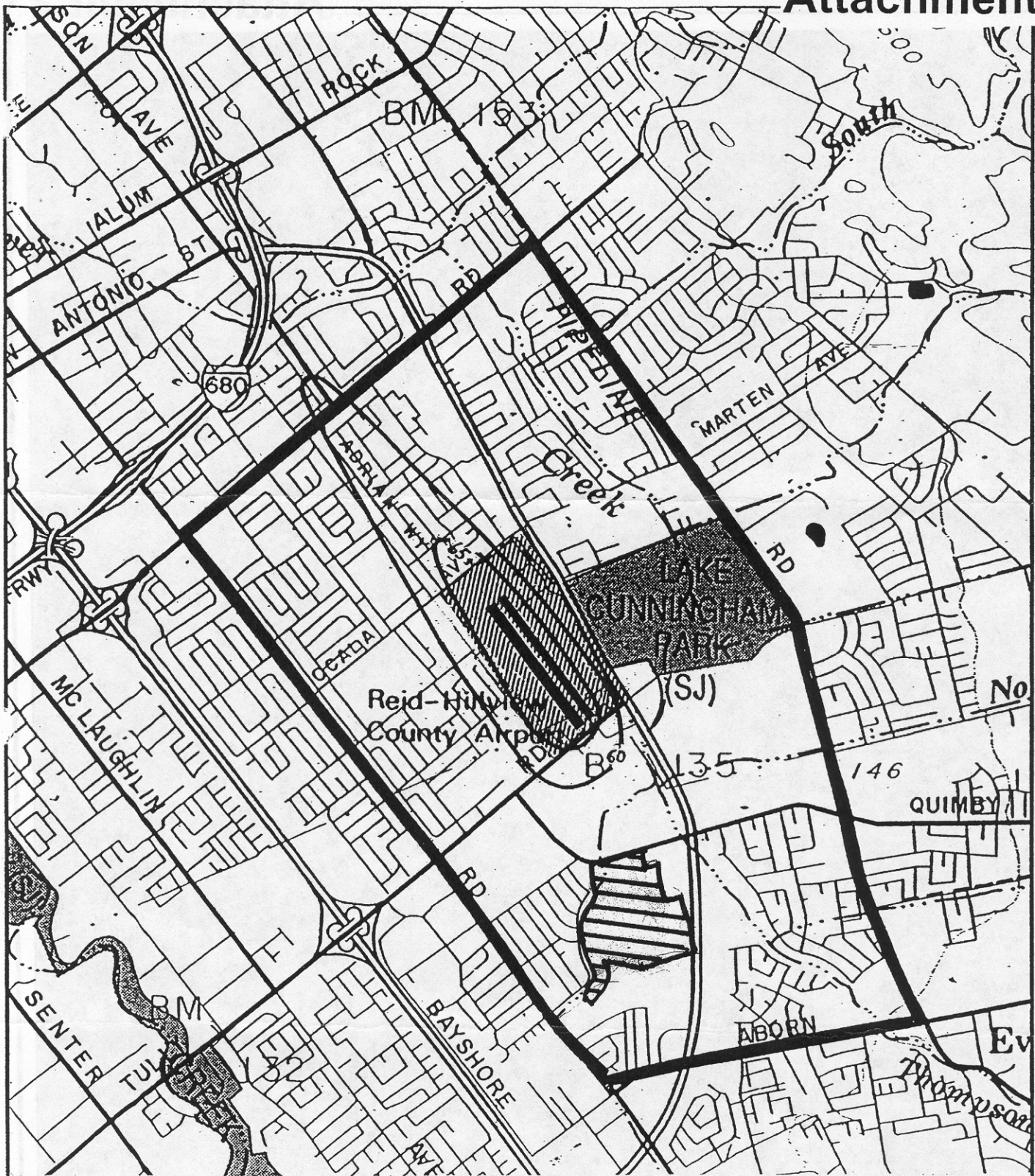


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City of San Jose
PDC05-050





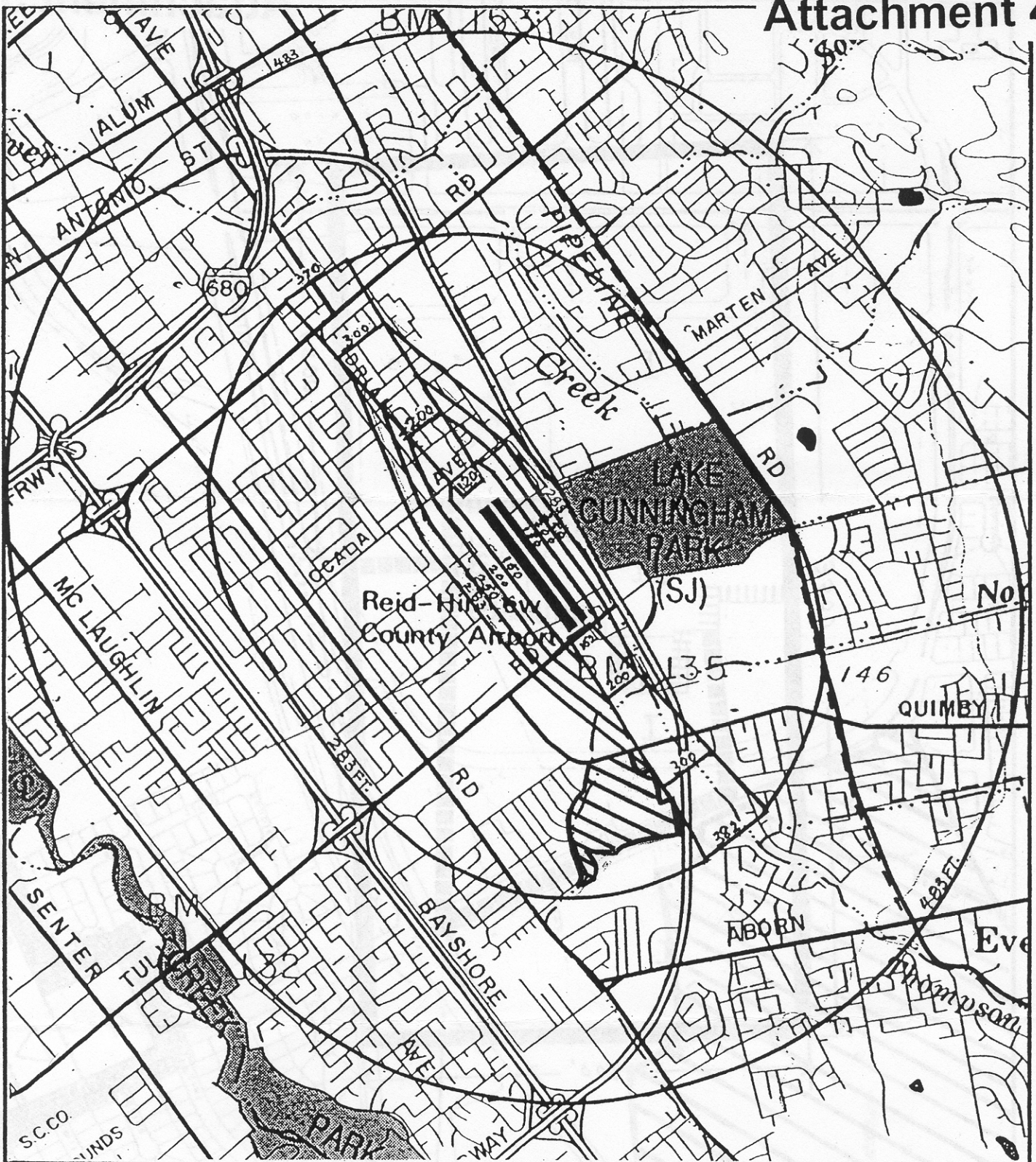
ALUC LAND USE REFERRAL BOUNDARY REID-HILLVIEW AIRPORT



ALUC BOUNDARY

AIRPORT PROPERTY

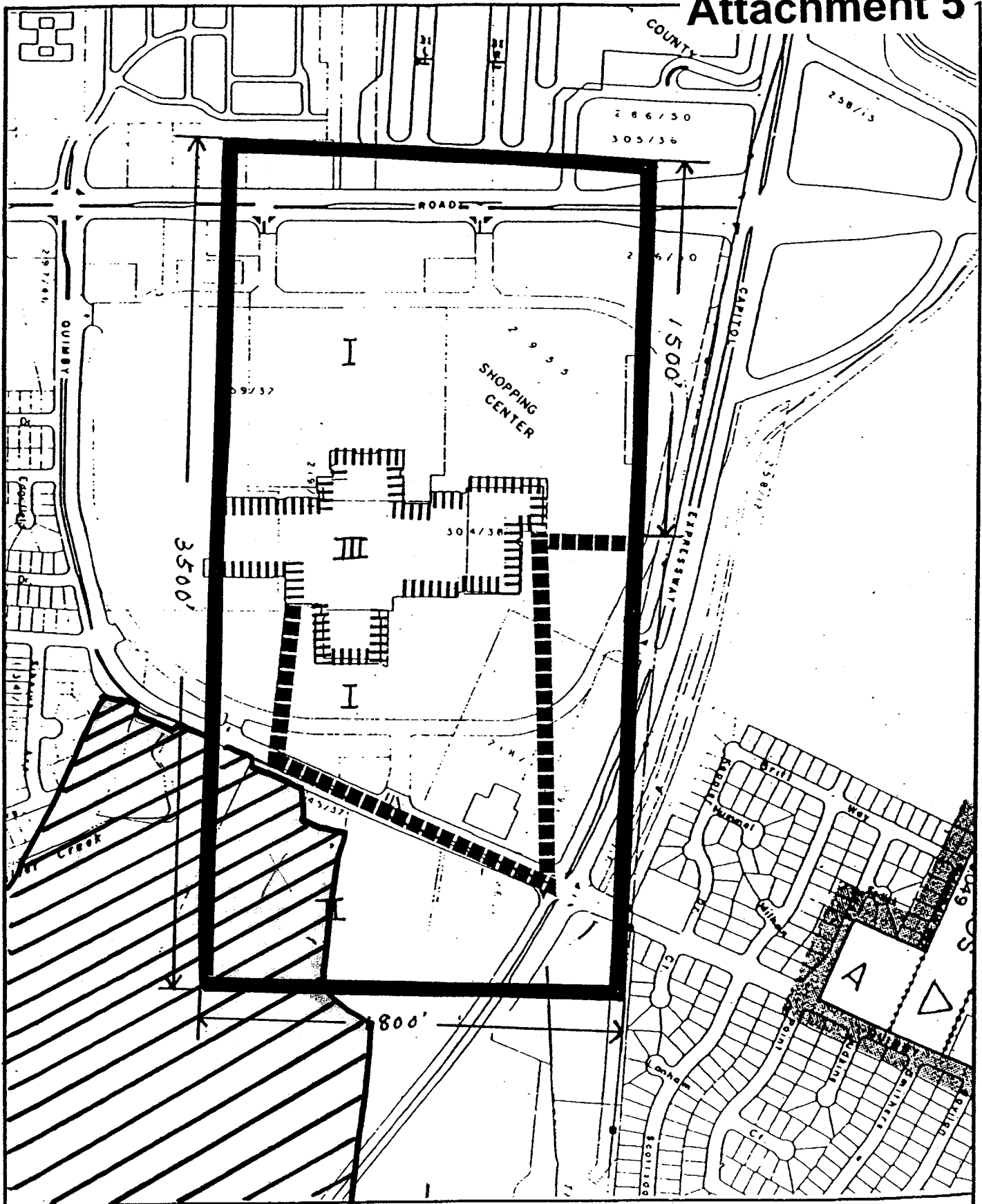
— 60 — 65 — 70 —
CNEL CONTOURS



ALUC HEIGHT RESTRICTION BOUNDARY REID-HILLVIEW AIRPORT



ELEVATIONS ARE ABOVE MEAN SEA LEVEL
NOTE BEGINNING ELEVATION



SOUTH SAFETY AREA REID-HILLVIEW AIRPORT

See Safety Policies for Specific Restrictions in areas I, II, and III
September 1991

PROPOSED DEVELOPMENT OF THE ARCADIA PROPERTY AND ANALYSIS OF ALUC-RELATED ISSUES

A. DESCRIPTION OF ARCADIA PROPERTY

The Arcadia property is a 81-acre site that is located just south of the Eastridge Shopping Mall. The site is bounded by Quimby Road on the north, commercial uses and Capitol Expressway on the east, Meadowfair Park and LeyVa Middle School on the south, and single-family residences on the west. The site, which is vacant, is comprised of seven separate parcels. Figure 1 is an aerial photograph that shows the site and the surrounding area.

Per the adopted *San José General Plan*, there are five land use designations that apply to various portions of the Arcadia property: *Public/Quasi-Public*, *Medium Low Density Residential*, *Office*, *Industrial Park*, and *Public Park/Open Space*. In 1987, a Mixed Use Overlay was approved for the industrial, residential, and office areas. The *San José General Plan* also designates the southeast portion of the property as part of the Capitol Expressway Transit Oriented Development Corridor. Most of the property is currently zoned R-1-8 (8 residential dwelling units per acre), with a 2-acre portion zoned Commercial Office.

An approximately 12-acre area in the northern part of the property is located within a designated safety zone for nearby Reid-Hillview Airport. According to the *Land Use Plan for Areas Surrounding Santa Clara County Airports*, allowed land uses within this safety zone are non-residential uses with low population density (e.g., agriculture, parks, 1-story warehousing, automobile parking). Low population density is defined as a maximum of 10 persons per acre on an annual average, with a maximum of 25 persons per acre at any one time.¹

B. OVERVIEW OF PROPOSED DEVELOPMENT

The City of San José is in the process of evaluating six development scenarios for the Arcadia property. These six scenarios, which are summarized in Table 1, would allow development of the site with residential and commercial uses. The number of residential dwelling units would range from a low of 217 under Scenario I (No Project) to a high of 2,025 under Scenario IV. Up to 300,000 square feet of commercial uses could be constructed on the site under all scenarios except Scenario I.

The proposed residences and commercial uses would be contained in buildings with heights of up to six stories, consistent with the site's designation for Transit-Oriented Development.

This project would construct a new public park in the vicinity of Meadowfair Park. The new park would be an approximately 15-acre facility in the northeast portion of the Arcadia Property. As shown on Figure 2 and as described below, the new park would include a new community/youth center, swimming

¹Santa Clara County Airport Land Use Commission, September 1992.

<p style="text-align: center;">TABLE 1</p> <p style="text-align: center;">ARCADIA PROPERTY DEVELOPMENT SCENARIOS</p>						
	Scenario I	Scenario II	Scenario III	Scenario IV	Scenario V	Scenario VI
Residential (dwelling units)	217	1,500	1,850	2,025	1,875	1,875
Commercial (square feet)	0	300,000	300,000	300,000	300,000	300,000
Park/Open Space (acres)	See Note a	18	18	18	18	18
<p>Note a: The site is currently undeveloped open space.</p> <p>Numbers for residential and commercial uses are maximums.</p>						

pools, and an adult sports complex with softball and soccer fields. This location is proposed as the park site because 1) it would create a buffer between the existing neighborhood adjacent to Meadowfair Park and the sports complex, and 2) unlike residences, it is compatible with the Reid-Hillview Airport safety zone in which it would be constructed.

The southerly portion of the park site would include a new community center (approximately 40,000 square feet) and two outdoor swimming pools. The northerly portion of the park (i.e., the portion within the ALUC safety zone) would consist of the outdoor adult sports complex, which would include two softball and two soccer fields. The fields would have lighting for nighttime use and a public address system would be installed. The complex would include a building for restrooms and concessions. The park would include parking for a minimum of 235 vehicles.

The City projects that there would be an average of approximately 30 people in attendance at each game on each field. Thus, if games were played on all four fields simultaneously, total attendance is projected to average approximately 120 persons.

C. ANALYSIS OF ALUC-RELATED ISSUES

There are a number of issues related to the site's location in the vicinity of Reid-Hillview Airport. These issues, which are germane to the subject of the project's consistency with ALUC goals and policies are as follows: 1) noise, 2) consistency with safety zone criteria, 3) light/glare impacts, 4) building height limitations, and 5) aviation easements.

1. Noise

The ALUC's Land Use Plan states that all land uses are compatible with Reid-Hillview Airport if the aircraft-related noise level is less than 60 decibels.² The Arcadia property is located outside of both the existing and future (2007) 60-dB noise contours for Reid-Hillview Airport.³ Therefore, the project would be consistent with ALUC noise policies.

2. Consistency with Safety Zone Criteria

As noted above, a 12-acre portion of the Arcadia property is located within one of the ALUC's designated safety zones for Reid-Hillview Airport. The safety zones have been established at specific locations near the ends of runways because aviation statistics show that most off-airport airplane crashes and emergency landings occur in these locations. Avoiding or minimizing development in these areas enhances safety for both persons on the ground and the occupants of aircraft.

Four outdoor playing fields are proposed to be constructed within the 12-acre safety zone. Parks are an allowed use within this safety zone, provided that usage does not exceed a maximum of 10 persons per acre on an annual average, with a maximum of 25 persons per acre at any one time. The City projects an average of approximately 30 people in attendance at each game on each field. Thus, if games were played on all four fields simultaneously, total attendance is projected to average approximately 120 persons. This population would be substantially below the 300-person maximum (i.e., 12 acres x 25 persons/acre = 300) specified in the safety zone criterion.⁴ Based on this assessment, the proposed outdoor sports complex would be compatible with the ALUC safety zone land use criteria.

²As calculated using a noise descriptor known as the Community Noise Equivalent Level (CNEL).

³Source: Reid-Hillview Airport Part 150 Noise Compatibility Program Report, which was adopted by the Santa Clara County Board of Supervisors on October 29, 2002.

⁴A true worst-case scenario would occur when four games are simultaneously scheduled, with four more games following immediately. During the change-over between games, the 120-person occupancy could double to 240, but that short-term increase would still fall within the 300-person maximum allowed under the safety zone criterion.

3. Light and Glare Impacts

The outdoor playing fields that would be part of the sports complex in the northeast portion of the property would include nighttime lighting. Such lighting would generally increase the level of illumination in the area. In addition, because this location is under the final approach flight path for nearby Reid-Hillview Airport, this type of lighting - without proper design - could potentially interfere with pilots' vision during a critical phase of aircraft operations. Therefore, the following mitigation measures have been incorporated into the project:

- A photometric study will be prepared as part of the design process for the lighting systems for the outdoor playing fields. The study will specify the design requirements for the lights, such requirements which shall include measures to 1) minimize light spill into nearby residential areas [both existing and proposed] and 2) to minimize upward light spill so that the lighting does not interfere with landings and takeoffs at nearby Reid-Hillview Airport. The study will be submitted to the Director of Planning, Building, and Code Enforcement for review and approval.
- Lighting for the playing fields will include features such as light hoods and visors for the purpose of directing the light down onto the playing fields.

With implementation of these measures, lighting from the project will not constitute a hazard to aviation.

4. Building Heights

Maximum building heights on the Arcadia property would be six stories, which equates to approximately 90 feet. Conservatively, the ALUC height limitation for the Arcadia property at the most restrictive location is approximately 280 feet above mean seas level (msl).⁵ Since the elevation of the property is approximately 140 feet msl, the tops of 90-foot buildings would be 230 feet msl. This would be below the most restrictive 280-foot limitation. Therefore, the project would comply with ALUC height restrictions.

5. Avigation Easements

As required by ALUC Policy G-3, all development anywhere on the Arcadia property will grant an avigation easement to the Santa Clara County Roads & Airports Department.

⁵Source: "ALUC Height Restriction Boundary for Reid-Hillview Airport", a map contained within the ALUC's *Land Use Plan for Areas Surrounding Santa Clara County Airports*, 1992.